

DC1 DIRECT DEVELOPMENT CONTROL PROVISION (DRAFT) - 12202 - 88 Street NW

1. General Purpose

The purpose of this Zone is to provide for the preservation and restoration of a municipally designated historic building, the Delton Grocery Store, while allowing for limited commercial and residential Uses to be developed and operate within the boundaries of the site.

2. Area of Application

This Provision shall apply to Lot 20, Block 33, Plan RN 94; as shown on Schedule "A" appended to the Bylaw adopting this provision, Delton.

3. Uses

- a. Child Care Services
- b. Convenience Retail Stores
- c. General Retail Store
- d. Health Services
- e. Minor Home Based Business
- f. Multi-unit Housing
- g. Personal Service Shops
- h. Professional, Financial and Office Support Services
- i. Secondary Suites
- j. Secondhand Stores
- k. Semi-detached Housing
- l. Single Detached Housing
- m. Specialty Food Services, for less than 100 occupants and 120m² of Public Space
- n. Fascia On-premises Signs
- o. Freestanding On-premises Signs
- p. Projecting On-premises Signs

4. Development Regulations

- a. The overall site development shall be in general accordance with Appendix I – Site Plan to the satisfaction of the Development Officer.
- b. General Regulations
 - i. Where additional buildings are developed and are not connected to the existing Delton Grocery building, there shall be a minimum of 3.0m between buildings
 - ii. Vehicular access and egress shall be provided from the abutting lane
 - iii. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building, entirely on private property, and shall be screened from view from 122 Avenue NW, which shall include trees and shrubs, to the satisfaction of the Development Officer.
- c. Parking
 - i. Parking shall only be required for uses developed within Area B
 - ii. The maximum number of parking spaces required for all listed uses shall be 4
 1. For Child Care Services, the maximum sum of parking and drop-off spaces required shall be 4.
 - iii. No loading spaces shall be required

- iv. No parking shall be located within 3.0m of the southern property line
- d. Landscaping
 - i. A minimum of 8 trees and 12 shrubs shall be planted when the site is developed to its maximum developable area
 - ii. A maximum of 11 trees and 20 shrubs shall be planted in situations where the developable area is less than the maximum indicated in Appendix I – Site Plan
 - 1. Notwithstanding 4(d)(ii), in no case shall fewer than the minimum requirements identified in 4(d)(i) be planted
 - iii. Landscaping requirements may be provided across the entire site, regardless of Area
- e. Area A:
 - i. The minimum Setbacks shall be as follows:
 - 1. A minimum of 0.0m from the east and south lot lines, to preserve the historical setbacks and ensure the building remains most prominently featured
 - 2. A minimum of 3.5m from the north property line
 - 3. A minimum of 27.0m from the west property line
 - ii. The maximum building Height shall be 10.0m
 - iii. The Delton Grocery building and the associated lands within Area A are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the Delton Grocery building to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing Development Permit applications for the Delton Grocery building:
 - 1. the General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw XXXX, a Bylaw to designate Delton Grocery as a Municipal Historic Resource; and
 - 2. The Standards and Guidelines for the Conservation of Historic Places in Canada.
- f. Area B:
 - i. The maximum building Height shall be 10.0m
 - ii. The minimum Setbacks shall be as follows:
 - 1. A minimum of 3.0m from the south lot line
 - a. The minimum setback may be reduced to 1.5m when the maximum building Height does not exceed 5.0m, to allow the building to animate the pedestrian realm along 122 Avenue
 - 2. A minimum of 7.0m from the rear lane
 - 3. A minimum of 3.0m from the north property line
 - a. The minimum setback may be reduced to 2.0m when the maximum building Height does not exceed 5.0m
 - iii. Urban Design Regulations:
 - 1. Architectural treatment of all Façades of the building shall create a unified exterior and complement the historic façade in Area A.

2. The building shall incorporate design elements to reduce the perceived mass, allowing the historic building in Area A to be more prominently featured visually. These elements may include, but are not limited to:
 - a. articulation of the Façade in a manner similar or complementary to the historic building, using a defined pattern of projections and recessions;
 - b. the use of similar or complementary exterior building cladding materials to those of the historic building; and,
 - c. prominent front entrance(s)
3. All ground level Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance. The entrances shall provide distinctive architectural features consistent with the style of the building.
4. All ground level Dwellings shall have a semi-private outdoor Amenity Area in front of each exterior entry that shall be provided in a manner that establishes a transition area between the Amenity Area and the adjacent public roadway through the Setback area using Landscape features such as decorative fencing, change in grade, shrub beds, rock gardens and/or built elements such as private entrance features and verandas or porches.
5. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

5. Signage

- a. Signs shall comply with the regulations found in Schedule 59D.
- b. Signs erected on the designated heritage Façades and any addition shall comply with the following regulations to the satisfaction of the Development Officer in consultation with the Heritage Officer:
 - i. may face a public roadway not including a Lane;
 - ii. Signs may only be illuminated from an external source or individually backlit logogram or lettering. Internally lit or canned backlit signs are not permitted; and
 - iii. A maximum of 10% of the first Storey glazing along the east and south Façades may be covered by Signs. The remainder of the glazing shall remain free from obstruction.